



पश्चिमबङ्ग पश्चिम बङ्गाल WEST BENGAL

Before the Notary 89AB 420469  
Govt. of West Bengal  
Burdwan District  
Durgapur

**FORM 'B'**

[See rule 3(4)]

**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL  
BE SIGNED BY THE PROMOTER OR ANY PERSON  
AUTHORIZED BY THE PROMOTER**

Affidavit cum Declaration

Affidavit cum Declaration of Mr. AMIT RAKSHIT, duly authorized by the promoter of the proposed project "ASHIYANA SPARKLIN CITY (BLOCK - 9, 10, 11 & 12)", vide his authorization dated 15<sup>th</sup> April 2025.

I, Mr. AMIT RAKSHIT duly authorized by the promoter of the proposed project "ASHIYANA SPARKLIN CITY (BLOCK - 9, 10, 11 & 12)", do hereby solemnly declare, undertake and state as under:

1. That URBANLITE REALITY LLP has a legal right to the land on which the development of the proposed project is proposed.

**AND**

A legally valid authentication of right of such land owner are BGA REALTORS [PAN : AAHFB6714F] along with an authenticated copies of development agreement being no. 190204765 of 2025 and power of attorney being no. 190204823 of 2025 executed between such owner and promoter for development of the real estate project is enclosed herewith.

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Mrs. Atabi Banarjee, Notary  
Durgapur, Burdwan, W.B.  
Regn. No.-40/2007 Govt. of W.B.

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2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is **30/06/2030**.
4. The seventy per cent of the amounts realized by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That I/ promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawal has been compliance with the proportion to the percentage of completion of the project.
8. That I/ promoter shall take all the pending approvals on time, from the competent authority.
9. That I/ promoter have/has furnished such other documents as have been prescribed by the rules and regulation made under Act.
10. That I/ promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

URBANLITE REALITY LLP

  
Partner  
Deponent

**Verification**

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at DGP on this 08 day of July 2025

URBANLITE REALITY LLP

  
Partner  
Deponent



  
Mrs. Atabi Banarjee, Notary  
Durgapur, Burdwan, W.B.  
Regn. No. 40/2007 Govt. of W.B.

IDENTIFIED BY ME

08 JUL 2025